

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

September 11, 2014
Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday September 16, 2014 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liqun Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE REGULAR
MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of September 9,, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:

a. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Originally approved November 5, 2008. Façade built with modifications, as presented Feb. 5, 2012. Approved June 3, 2014 to allow Certificate of Occupancy. Applicant addressing Board on compliance with conditions imposed June 3, 2014
Adjourned.

b. Case: P14-026 Administrative Amendment
Applicant: Al-Tawheed Islamic Center Inc.
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 984-990 West Side Avenue
Block: 10501 Lot: 29
Zone: R-1 One and Two Family Housing
Description: Originally approved June 17, 2014. Applicant seeks addition of minarets (spires) on a house of worship.
Decision: Approved.

c. Case: P12-006.1 Administrative Amendment Preliminary & Final Major Site Plan
Applicant: M-C Plaza VI & VII, LLC
Attorney: Charles J. Herrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 200 Greene Street
Block: 11603 Lot: Lots 30.01, 30.02, 30.03
Zone: Hudson Exchange Redevelopment Plan
Description: Minor Design changes
Decision: Approved.

7. New Business: THE ORDER OF ITEMS ON THE AGENDA ARE SUBJECT TO CHANGE.

8. Case: P14-033 Preliminary/ Final Major Subdivision
Applicant: Jersey City Redevelopment Agency
Attorney: Anthony Pantano
Review Planner: Kristin Russell
Address: 1 Berry Rd. (Berry Lane Park)
Block: 18901 Lot: 1, 2, 18, 19, 22
Block: 19803 Lot: 1, 3, 4, 5, 8-21
Block: 21501 Lot: 1.01
Zone: Morris Canal Redevelopment Plan
Description: Subdivision of various lots as part of Berry Lane Park
Decision: Approved.

9. Case: P12-071.1 Amended Final Major Site Plan with Deviations
Applicant: Franklin Development Group LLC
Attorney: Michael Olivera
Review Planner: Jeff Wenger
Address: 20 Fisk St. & 163-167 Culver Ave
Block: 22102 Lot: 31
Zone: West Side Avenue Redevelopment Plan
Deviation: Front yard setback and front yard parking
Decision: Approved with conditions.

10. Case: P14-046 Minor Site Plan
Applicant: Mike Ryan
Attorney: Pro Se
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 95 Columbus Drive
Block: 12902 Lot: 1
Zone: Grove Street Station Redevelopment Plan
Description: Restaurant Signage Package
Decision: Approved.

11.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Decision:

P11-027

Interim Use Extension

Liberty Stone and Aggregates, LLC

James McCann, Esq.

Maryann Bucci-Carter, PP AICP

506 Caven Point Avenue

21503 Lot: Lots 16 & 17

Canal Crossing Redevelopment Plan

1 year extension of existing stone crushing operation

Approved with conditions.
12.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Carried to September 23, 2014 regular meeting.

P13-059

Minor Site Plan

Manuel Almonte

pro se

Kristin Russell

358 Pacific Ave.

19006 Lot: 26

Morris Canal Redevelopment Plan

1-story Rear addition constructed without approvals.
13.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.

1. Resolution of the Planning Board of the City of Jersey City Approving Proposed Amendments to the Village Redevelopment Plan regarding permitted uses on Block 1110 and recommending Adoption by the Jersey City Municipal Council.

2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-029 for Interim Use Residential marketing signage submitted by Grand LHN Urban Renewal, LLC (18 Park Ave).

3. Resolution of the Planning Board of the City of Jersey City Approving Amended Minor Site Plan # P 08-058.2 submitted by Arshad Malik (829 Newark Avenue).

4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P13-081 submitted by SL Hospitality, LLC (182-184 14th Street)

5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P14-030 submitted by Point Capital Development, LLC (218-240 Suydam Avenue).

6. Resolution of the Planning Board of the City of Jersey City Approving Administrative amendment # P12-015 submitted by Grand LHN III Urban Renewal, LLC (237 Grand St & 1 Canal Street).

7. Resolution of the Planning Board of the City of Jersey City Approving Proposed Amendments to the Tidewater Basin Redevelopment Plan creating a mixed use zone and recommending Adoption by the Jersey City Municipal Council.

8. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Ninth & Brunswick Redevelopment Plan and recommending Adoption by the Jersey City Municipal Council.

9. Resolution of the Planning Board of the city of Jersey City Approving Amendments to the LDO regarding Height exceptions and recommending Adoption by the Jersey City Municipal council.
14.

Executive Session, as needed, to discuss litigation, personnel or other matters
15.

Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD